



APPLICATION SPECIAL USE PERMIT

Sup 2010-0025

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☒ **Change of Ownership**

☒ **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 320 King Street
TAX MAP REFERENCE: 075.01-08-02 **ZONE:** KR

APPLICANT

Name: King St. Subway, Inc.
Address: 4629 Aspen Hill Ct., Annandale, VA 22203

PROPERTY OWNER

Name: 320 King Street LC, Attn: Simpson Properties LTD
Address: P.O. Box 430, Alexandria, VA 22313-0430

SITE USE: Restaurant

[x] **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

[x] **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

[x] **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

[x] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs

Print Name of Applicant or Agent
307 N. Washington St.

Mailing/Street Address
Alexandria, VA 22314

City and State Zip Code

Mary Catherine Gibbs
Signature
703-836-5757 703-548-5443

Telephone # Fax #
mcg.hcgk@verizon.net

Email address
April 22, 2010

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____
ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2008-0079

Date approved: 12 / 13 / 2008
month day year

Name of applicant on most recent special use permit DC Santella's Franchise, LLC

Use Restaurant

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

The SUP approved by City Council on 12/13/08 authorized Santella's sandwich shop to utilize the space previously occupied by Wilfred-Rogers retail store which closed in June 2008. That approved sandwich shop had hours of operation from 11:00 a.m. to 9 p.m. and had 42 indoor seats and 8 outdoor seats, with no live entertainment nor any alcohol sales. The operators of this quick service flatbread franchise agreed to provide a higher quality of design and material for this establishment as it was located directly on King Street. Their SUP application indicated a total of 8 employees would work at the store with at most 5 employees on site at one time.

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The Applicant doesn't want to change any conditions except to permit it to expand the hours of

operation by the 2 hours permitted under the administrative process, to permit it to open at 9 a.m.

instead of 11 a.m. Subway is looking to expand its typical operation under the auspices of what is called

the Subway Cafe concept. The Subway Cafe concept includes more upscale choices on the menu

like gelato ice cream, seattle's best coffee/espresso service and certain gourmet sandwiches. In

addition, the applicant proposes to use upscale decor with upholstered chairs, and a partial stone

wall in the interior space. For more information see www.subwaydcw.com.

The applicant would most likely have the same number of employees as described in the previously approved SUP, with a maximum of 5 employees on any one shift.

4. Is the use currently open for business? ☐ Yes ☒ No

If the use is closed, provide the date closed.

unknown / /
month day year

5. Describe any proposed changes to the conditions of the special use permit:

The only change to add 2 hours of operation so that the opening is 9 a.m., not 11 a.m.

6. Are the hours of operation proposed to change? ☒ Yes ☐ No

If yes, list the current hours and proposed hours:

Current Hours:

11 a.m. to 9 p.m.

Proposed Hours:

9 a.m. to 9 p.m.

7. Will the number of employees remain the same? ☒ Yes ☐ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

8

Proposed Number of Employees:

8

8. Will there be any renovations or new equipment for the business? ☒ Yes ☐ No

If yes, describe the type of renovations and/or list any new equipment proposed.

The applicant will be renovating the interior space into their Subway Cafe design, with

upholstered chairs and a partial stone wall.

9. Are you proposing changes in the sales or service of alcoholic beverages? ☐ Yes ☒ No

If yes, describe proposed changes:

- 10. Is off-street parking provided for your employees?** ☐ Yes ☒ No

If yes, how many spaces, and where are they located?

In the Central Business District, businesses aren't required to provide parking.

- 11. Is off-street parking provided for your customers?** ☐ Yes ☒ No

If yes, how many spaces, and where are they located?

In the Central Business District, businesses aren't required to provide parking.

- 12. Is there a proposed increase in the number of seats or patrons served?** ☐ Yes ☒ No

If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

- 13. Are physical changes to the structure or interior space requested?** ☒ Yes ☐ No

If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

- 14. Is there a proposed increase in the building area devoted to the business?** ☐ Yes ☒ No

If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

- 15. The applicant is the** (check one) ☐ Property owner ☒ Lessee

☐ other, please describe: _____

- 16. The applicant is the** (check one) ☒ Current business owner ☐ Prospective business owner

☐ other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of interest shall be identified by name and address.

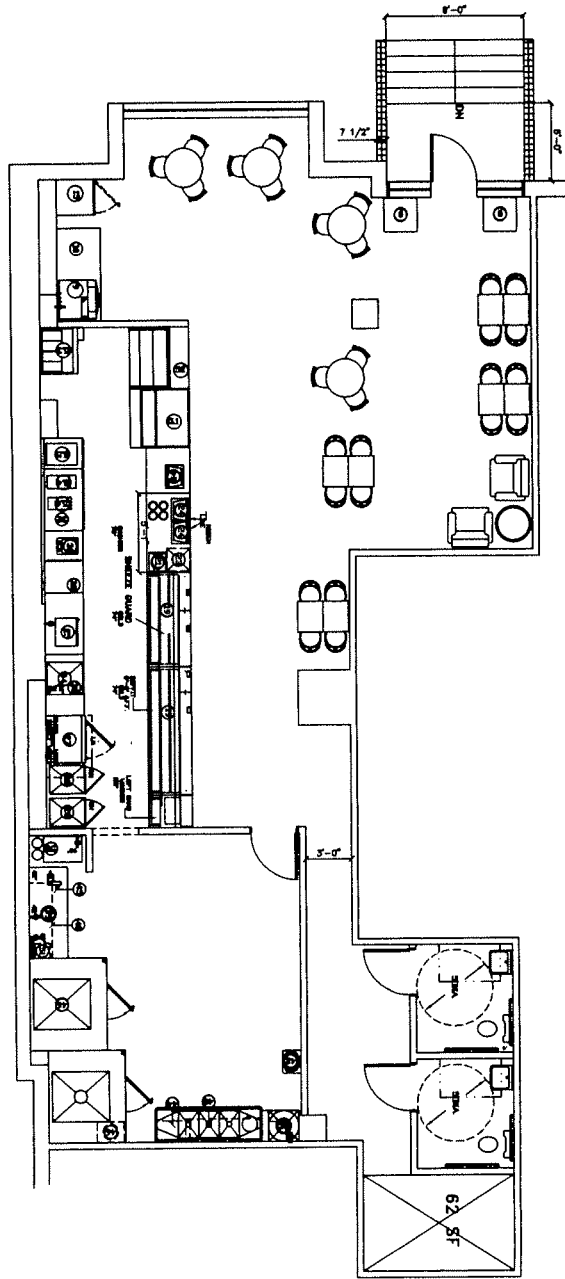
For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

King St. Subway, Inc. is owned by Hee Chae Lee, 51%, and Yun Hee Lee, 49%. Both their

addresses are 4629 Aspen Hill Ct., Annandale, VA 22003.

sup 2910-0025



PA-3 - 320 KING STREET
 9-22-09 1/4" = 1'-0"
 1797 NET SF USABLE SPACE

ITEM	DESCRIPTION
1	EXIST. RESTAURANT KITCHEN & DINING AREA
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